



December 2004

*The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)*

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Proposal to Spur Housing, Economic Development

Mayor Nickels is proposing zoning and land use code amendments tailored to promote housing and economic development in four Seattle neighborhoods. First Hill, Capitol Hill and the University District are considered urban centers in Seattle's Comprehensive Plan (Comp Plan). South Lake Union has been proposed to become a designated urban center in the current update to the Comp Plan being reviewed by City Council. *Details on pages 4-6.*

Shaping 21st Century Urban Neighborhoods

New challenges for shaping growth and building great urban neighborhoods in the 21st century were the topic of a Nov. 15 presentation featuring David Dixon, a well-known urban planner with Goody Clancy Associates of Boston, Mass.

The event was part of Mayor Nickels' Center City Seattle project—a strategy for the downtown core and the nine adjacent neighborhoods, which focuses on economic growth, transportation, new housing, and great urban neighborhoods. About 250 people attended the event, including four Seattle City Council members and the Deputy Mayor.

The meeting began with an hour-long open house featuring Center City projects, such as the redevelopment of the central waterfront, the monorail, center city parks, and the neighborhood business district strategy. Dixon's presentation focused on successful neighborhoods in the new urban environment, the challenges and advantages of density, and the needs of our urban neighborhoods.

Over the next 20 years, Center City Seattle is anticipated to receive over half of the new housing units and jobs coming to Seattle. Major changes affecting the area include the replacement of the viaduct, the redevelopment of the central waterfront, light rail, the monorail, the Westlake streetcar, new and improved parks, biotech development, and new mixed use development.

Future Center City Seattle events are being planned throughout 2005. For more info visit www.seattle.gov/dpd/planning/centercity or contact:

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NEW FEATURE!

Starting this month, we're offering periodic tips on complying with Seattle's many codes, courtesy of DPD's Code Compliance staff, whose daily work fosters safety and quality of life. (details on pg. 11)

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www.seattle.gov/dpd

An inside look at the latest technical code developments



About the New Codes

The 2003 editions of the International Building, Mechanical and Fire Codes became effective for Seattle and all of Washington in 2004, succeeding the Uniform Codes for Building, Mechanical and Fire.

However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

Copies can be purchased from DPD's Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467, or:

- WA Assn. of Building Officials (360) 586-6725, www.wabo.org
- International Code Council (ICC) (800) 284-4406, www.iccsafe.org
- ICC Bellevue office, (425) 451-9541, 2122 112th Ave, Suite C
- UW Bookstore, (800) 335-7323 www.bookstore.washington.edu

— Seattle Amendments

The insertion pages containing the Seattle amendments to the I-Codes—except for the IBC (see below)—are available from the PRC (see above).

— Special IBC Alert

The Seattle amendments to the International Building Code (IBC) were produced as a custom Seattle Building Code (SBC) so that they are seamlessly integrated into the IBC (i.e., you will not need to remove IBC pages and insert Seattle pages). The SBC is now available in the PRC; unfortunately, you will need to purchase the full SBC even if you already purchased the full IBC.

We apologize for any inconvenience, but production changes have made the custom code unavoidable.

Residential Occupancies in the International Residential and Building Codes

In our November 2004 technical codes article we hoped to clear up the confusion caused by the abundance of codes that one must adhere to when building in Seattle. This month we look at residential occupancies within the International Residential and Building Codes.

Adoption of the International Residential and Building Codes has brought some subtle changes to the way residential occupancies are treated. Previous editions of the Seattle Building Code defined Group R-3 residential occupancies (one- and two-family dwellings) as “detached dwellings.” Since only the International Residential Code (IRC) distinguishes between detached and attached units, other factors are considered when classifying residences.

The issues surrounding classification of residences are, first, whether the building will be required to comply with the Residential Code or the Building Code. If it is determined that the building must comply with the Building Code, the next question is whether it is classified as an R-2 or R-3 occupancy. The type of separation between units also depends on this classification.

Which Code Applies?

The IRC applies to “detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories above grade in height with a separate means of egress.” All other buildings must comply with the International Building Code (IBC).

Not everything that is called a “townhouse” is considered a townhouse by the International Codes. According to the IRC, a townhouse is a “single family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides.” Dwelling units that are located above a common garage, for instance, are not townhouses; they must comply with the IBC if there are three or more units in the building. However, if each residence extends from foundation to roof, has open space on two sides, does not exceed three stories and has a separate means of egress, it is within the scope of the IRC no matter how many units the building contains.

Residences that don't fall within the scope of the IRC must comply with the IBC. This includes all residences, even single family detached homes, that are four or more stories above grade plane. It also includes side-by-side units that are sited over a common garage.

see **residential occupancies** on page 3

residential occupancies, *cont. from page 2*

R-1, R-2 or R-3?

Residences within the scope of the IBC will fall into one of three main categories of residential occupancies: R-1, R-2 and R-3. Group R-1 occupancies have occupants who are transient, such as hotels. Group R-2 includes more permanent residences such as apartments and condominiums. Group R-3 includes single family residences and duplexes.

Townhouse buildings, while not defined in the IBC, can be classified as Group R-3 if fire walls are constructed between every two units. Fire walls are used to create separate buildings, and code provisions generally apply separately to the structure on each side of the wall, so placing a fire wall every two units divides the building into duplexes. Note that townhouses with projected floor area present complications and may not be able to be separated into R-3 occupancies.

What Type of Separation is Required?

Residences built according to the IRC are required to be separated from adjacent units. Duplexes must be separated with one-hour assemblies. Townhouses must be separated with either two one-hour walls, or a two-hour wall that contains no plumbing or mechanical equipment, ducts or vents. (Electrical installations are allowed.)

Under the IBC, a fire partition with a rating of one hour or 30 minutes is required between all dwelling units. The rating of the partition depends on the type of sprinkler system installed in the building. If the building is to be classified as a Group R-3 occupancy, a fire wall located between each unit or each two units is required as described above. Fire walls provide a higher degree of fire resistance than fire partitions. IBC Sections 705 and 708 describe the specifics for each type of separation.

Sprinklers

The final impact to be considered here is sprinklers. All residences, including R-3 occupancies, that fall within the scope of the IBC must have an automatic sprinkler system. Sprinklers are never required (except for access and water availability for fire-fighting) for residences within the scope of the IRC.

For more information on changes brought on by the International Codes, visit DPD's Technical Codes website at www.seattle.gov/dpd/techcodes or contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

Helpful I-Codes Flyers

"Get to Know the I-Codes," a new series of flyers that explores the differences between the Uniform and International Codes, is now available online at www.seattle.gov/dpd/techcodes.

Topics covered include means of egress, building uses, heights and areas, types of construction, fire-resistance-rated assemblies, accessibility, structural provisions, sprinklers, existing buildings, and the residential and mechanical codes. Additional topics may be added in the coming months.

Printed copies are available from DPD's Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

I-Codes Trainings

I-Code trainings are offered by the following organizations:

- WA Assn. of Building Officials
(360) 586-6725, www.wabo.org
- International Code Council
(800) 284-4406, www.iccsafe.org
- American Inst. of Architects-Seattle
(206) 448-4938, www.aia-seattle.org
- Structural Engineers Assn. of WA
(206) 682-6026, www.seaw.org
- Building Industry Assn. of WA
(360) 352-7800, www.bia-wa.com
- Master Builders Assn. of King & Snohomish Counties
(425) 451-7920, www.mba-ks.com

DPD Technical Codes Support

- **Building Code**
(206) 684-4630
Hours: M-F, 1 p.m.-4:15 p.m.
- **Electrical Code**
(206) 684-5383
Hours: M/W/F, 7:30 a.m.-5:30 p.m.
Tu/Th, 10:30 a.m.-5:30 p.m.
- **Energy/Mechanical Code**
(206) 684-7846
Hours: M-F, 1 p.m.-4:15 p.m.



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Land Use Changes to Promote Housing and Economic Development

Mayor Nickels is proposing zoning and land use code amendments tailored to the housing and development needs of four Seattle neighborhoods—First Hill, South Lake Union, Capitol Hill and the University District.

First Hill, Capitol Hill and the University District are considered urban centers in Seattle's Comprehensive Plan (Comp Plan), meaning that they are good locations for employment and housing and are well served by transportation. South Lake Union has been proposed to become a designated urban center in the current update to the Comp Plan being reviewed by City Council.

The proposals for the four neighborhoods address obstacles that new development, particularly housing, face under the current zoning, including:

- Residential development in commercial zones is limited to 64 percent of the lot size above the first floor; while commercial development may be built from lot line to lot line.
- Residential use is not allowed on the first floor in commercial zones without subjecting the development to a conditional use process and a substantial density limit.
- Development standards, such as open space and parking, exceed demand while adding significantly to development costs.

In addition, DPD is working to comprehensively review policies and development regulations governing commercial areas in an effort called the Neighborhood Business District Strategy (NBDS). The NBDS project is intended to improve prospects for business and residential development throughout the city's mixed-use urban villages and centers.

First Hill

The First Hill neighborhood provides great opportunities for new housing development that furthers objectives for improving the jobs/housing balance in the city. This neighborhood is adjacent to downtown and home to a number of major institutions that employ thousands of area residents.

However, new development has been delayed or postponed indefinitely by the downturn in our economy. Proposed code changes are intended to encourage the development of new work force housing in First Hill, better meeting the needs of future residents.

Proposed Land Use Code amendments include:

- Replace the current requirement for private open space for 20 percent of residential gross floor area with a requirement for residential amenity space, which is proposed to be required in an amount equal to 10 percent of the floor area in residential use. Interior spaces, such as community and exercise rooms would qualify, as well as decks and balconies. The requirement would be capped at 50 percent of the lot area. An option allows for a portion of the requirement to be met off-site. This proposal would apply in commercial zones throughout the First Hill Urban

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land use changes, *cont. from page 4*

Center (as well as Capitol Hill and the University District).

- Change the residential parking requirement from 1.1 to 1.5 spaces per unit to .6 spaces per unit. This requirement would apply to all residential uses in the First Hill Urban Center, better reflecting automobile ownership and parking demand for First Hill residents shown in the 2000 Census.



Housing development in South Lake Union has not kept pace with commercial development.

South Lake Union

Development in South Lake Union is intensifying. However, housing development is not keeping pace with jobs-related development. The majority of South Lake Union zoning has, for the most part, discouraged housing development. Robust commercial development in the neighborhood has

resulted in the imbalance of jobs and housing that exists in the area today.

The City's vision for the neighborhood is one of a place where people can live near their work—whether in South Lake Union or in nearby Downtown or the University District. Through land use and zoning changes in the neighborhood and an adjacent area south of the Seattle Center, the proposal intends to encourage housing development in a pedestrian-oriented, mixed-use neighborhood throughout South Lake Union while respecting the commercial history of the area.

Proposed rezones and Land Use Code amendments include:

- Rezone portions of the neighborhood and a nearby area to the Seattle Mixed (SM) zone—the new zone name for the current Seattle Cascade Mixed (SCM) zone.
- Amend rezone criteria to allow the broader use of the SM zone in other areas.
- Require Design Review for new development in the Industrial Commercial (IC) zone until this

zone is re-considered as part of a citywide examination of industrial areas.

- Update standards in the SM zone related to pedestrian oriented design, such as transparency of street-level facades, and upper-level setbacks along a mapped network of streets.

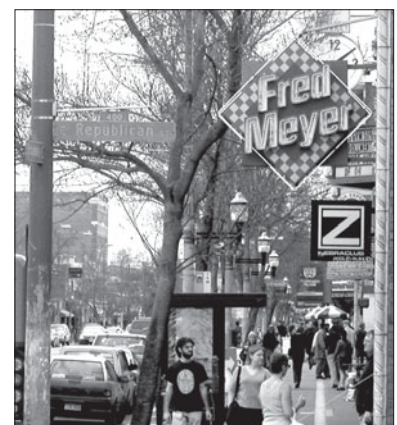
Capitol Hill (Broadway) and Pike/Pine

Rezones and Land Use Code amendments are proposed that are consistent with City and neighborhood goals for the Capitol Hill and Pike/Pine Urban Center Villages. These proposals intend to provide opportunities for the development of key sites along Broadway—development that would attract new anchor tenants and support existing local businesses.

In response to the issues raised about the Broadway vicinity, the City and community stakeholders commissioned a Market and Development Feasibility Analysis of the Broadway Neighborhood Business District. The resulting study, prepared by Gardner Johnson, LLC, identified several regulatory barriers to development on Broadway, including inadequate height limits. The proposed rezones and code amendments are an important step in helping Broadway and the surrounding area regain its vitality and place among Seattle's great streets.

Proposed rezones and Land Use Code amendments include:

- Rezones are proposed for the ½ blocks on the east and west sides of the commercially zoned property that abuts Broadway from East Roy Street to East Denny Way, consolidating commercial mixed-use zoning on



Land Use Code changes are designed to revitalize Broadway.

these blocks. To the east, portions of blocks located between Broadway East and 10th Avenue East would change from Lowrise 3 (L3), Lowrise/

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land use changes, cont. from page 5

Residential Commercial (L3/RC) or Neighborhood Commercial 3 (NC3) to Neighborhood Commercial 3/Residential (NC3/R). To the west, portions of blocks located between Broadway East and Harvard Avenue East would change from L3, NC3 or Midrise/Residential Commercial (MR/RC) to NC3/R.

- Height limits along the Broadway corridor are proposed to be increased. To the east of Broadway, the height limit for properties on the half blocks facing Broadway would be increased from 40 feet to 65 feet. Properties facing 10th Avenue East are would be increased from 35 feet to 40 feet. To the west, between Broadway and Harvard Avenues East, the height limit would increase from 40 and 60 feet to 65 feet.
- Change the residential parking requirement in the Capitol Hill Urban Center from 1.1 to 1.5 spaces per unit to .8 spaces per unit. This requirement would apply to all residential uses, better reflecting automobile ownership and parking demand for Capitol Hill residents shown in the 2000 Census.
- Change the residential parking requirement in the Pike/Pine Neighborhood from one space per unit to .6 spaces in the Pike/Pine Urban Center, which will also better reflect automobile ownership and parking demand shown in the 2000 Census.
- Replace the current requirement for private open space with a requirement for residential amenity space. This proposal would apply in commercial zones throughout the Capitol Hill Urban Center (described under First Hill).
- Remove an upper-level lot coverage limit that applies only to residential and mixed-use development on the two half blocks surrounded by East Mercer and East Roy Streets and 10th and Harvard Avenues East. This would make these areas consistent with regulations that currently apply to the rest of the Broadway corridor.
- Amend the rezone criteria to allow broader use of the Neighborhood Commercial/Residential (NC/R) zone, as appropriate.

University District

Proposed amendments to the Land Use Code are consistent with City and neighborhood goals to foster development of new housing in the University District Northwest Urban Center Village. They intend to help meet or exceed the housing growth target and to complement other improvements completed or

underway to bring increased economic activity to the University District.

In conjunction with programs administered by the City's Office of Housing, including the

Multifamily Tax Exemption Program, the proposed code amendments will assist and encourage developers and property owners to create new housing within the area. The code amendments also address affordable housing needs for residents with a range of incomes.

Proposed Land Use Code amendments include:

- Reduce the minimum parking requirement to one parking space per unit to reflect more recent U.S. Census data, with an additional requirement for units with more than three bedrooms (0.25 space for each bedroom in excess of three).
- Replace the private open space requirement with one for residential amenities (described under First Hill).
- Eliminate the upper-level coverage limit and allow single purpose residential development with no density limit for a half block located at southeast corner of the intersection of Roosevelt Way Northeast and Northeast 50th Street.
- Allow 20 feet of additional height in certain areas for projects that include a specified percentage of affordable housing units.



Changes to the Land Use Code in the University District should encourage new housing.

More Information and Next Steps

DPD anticipates City Council review of these proposals will begin with a briefing before the Urban Development and Planning Committee in December and continue in the new year. If you have questions or would like to receive copies of the proposed legislation or reports, please contact:

First Hill and the University District
Mark Troxel, DPD Planner
 (206) 615-1739, mark.troxel@seattle.gov

South Lake Union, Capitol Hill (Broadway) and Pike/Pine
Roque Deherrera, DPD Planner
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307 westlake

*South Lake Union's first
LEED™ Core & Shell
biomedical research facilities*



307 Westlake significantly advances SBRI's life-saving infectious disease research, as dollars saved through the building's efficiencies can be used to move research forward at a faster rate.

"Our whole mission revolves around advancing global health through scientific discovery. We're pleased to be in a facility that was built to respect our environment and our community. It echoes our goal of making the world a better, more healthy place to live."

— Kenneth Stuart, Ph.D.
President and Director
Seattle Biomedical Research Institute

The September 2004 issue of dpdINFO featured a review of Seattle's performance and leadership in sustainable building since becoming the first city in the nation to formally adopt a citywide sustainable building policy in 2000. This month we focus on 307 Westlake, a green building with cost efficiencies that will advance scientific research.

Green Building as a Strategy for Global Health

One of the newest research institutions in Seattle's South Lake Union neighborhood, 307 Westlake, is a state-of-the-art facility that not only delivers value as a long-term real estate investment, but will also provide a healthy environment for its occupants and an opportunity to expand research on global health issues.

307 Westlake was developed by the Seattle Biomedical Research Institute (SBRI) in partnership with Vulcan, Inc. and Harbor Properties. Harbor and Vulcan adopted LEED™—a voluntary, consensus-based national standard for developing high-performance, sustainable buildings—to support a triple-bottom-line philosophy of:

- meeting development goals to generate a market return on capital investments,
- strengthening the community and enhancing urban livability, and
- protecting the environment.

SBRI considers their development and ownership partnership with Vulcan and Harbor a good investment in its future. LEED™ allowed SBRI to create a high-performance building with lower operating costs. As a non-profit funded through grants and gifts, more of SBRI's funding can now be applied directly to research, recruiting, and retaining world-class scientists.

SBRI will occupy the top two floors of the five-story, 113,000 square foot building that features both laboratory and office space and 8,000 square feet of ground floor retail space. This space allows SBRI to expand BioQuest, its science education program focusing on global health, by moving it into the first floor of the building. BioQuest features a science gallery for the general public and a learning lab for local high school students and teachers.

Children's Hospital and Regional Medical Center leased the second and third floors (48,000 square feet) which nearly triple its space dedicated to research on infectious diseases and immunologic conditions affecting children.

The South Lake Union neighborhood is recognized as one of the nation's leading biotechnology and life sciences centers. 307 Westlake occupants will benefit from this location and its spectacular views of Lake Union and the city center. They will also enjoy a working environment that features ample daylight, high-quality electric lighting, superior ventilation, and low-emitting materials.

Saving Money by Creating Healthy Environments

307 Westlake was well into design development in 2002 when LEED™ was introduced into the project. LEED™ reflected the partners' values and goals for development, and LEED™ for Core

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and Shell (LEED™-CS) offered a suitable tool for the building type. Harbor Properties and Vulcan realized an opportunity, not only to be one of the first buildings certified under LEED™-CS, but also to support the development of the tool by providing valuable feedback as a pilot project.

While integrating LEED™ late in the process added a one percent premium, it was evaluated as a good investment in creating long-term value. Some of the additional costs were offset by incentives, including: \$20,000 through Seattle's LEED™ Incentive Program, and \$144,000 from Seattle City Light for energy conservation.

The design team focused on strategies that would provide operational savings and create a healthy environment for the tenants. Biotechnology research laboratories require a higher ventilation rate with 100 percent outside air. To reduce energy use, an innovative HVAC system was designed that recovers both waste heat and cooling with custom air handlers and sprayed heat pipes. The system allowed the boiler to be downsized by 50 percent and the chiller by 33 percent, significantly reducing capital costs when compared to a conventional laboratory system.

The whole building is served by a single Variable Air Volume fan system, designed to be more versatile and efficient than separate fan systems for office and lab spaces. CO2 sensors eliminate over-ventilation in the offices, and save 100kW during the heating season. Typically, lab spaces would receive 10 air changes per hour. SBRI's building operators contracted with an industrial hygienist to determine the number of air changes required in each lab based on activities. Air changes were adjusted to seven or eight per hour, and the savings will afford frequent return hygienist visits so the space remains properly ventilated.

Energy performance was also improved by high-performance, Low-e glazing, higher insulation values, and an integrated daylight and electric lighting design. Large windows allow ample daylight into the building, and internal and external shading devices help to control glare. To introduce more daylight into lab spaces, the north façade on floors 3-5 was set back 16 feet from the lot line. Electric lighting in the offices is automated with both daylight and occupancy sensors.

Domestic water use was reduced by 23 percent by installing waterless urinals. This strategy will save over 186,000 gallons and generate \$1,860 in savings each year. Permanent irrigation for landscaping was eliminated by selecting native and drought-tolerant plants that will rely on rainwater after they have been established.

Through these accomplishments, SBRI's green building has become a new strategy in its fight for global health.

"The SBRI Building's success validates the business case for sustainable development—money saved through resource efficient features will translate to added income to advance the business goals of our tenants while sustaining potentially scarce resources for future generations."

—Ada Healey, Vice President Vulcan Real Estate



307 Westlake occupants will benefit from its South Lake Union location and spectacular views, as well as a working environment that features ample daylight, high-quality electric lighting, superior ventilation, and low-emitting materials.

For More Info

For more information on the SBRI Building at 307 Westlake visit www.vulcanrealestate.com and click on "Success Stories," or visit www.sbri.org/about/our_home.asp.

For more information about LEED™ for Core & Shell visit www.usgbc.org/LEED/leed_core_shell.asp.

See what DPD is doing to encourage green building at www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD
Sustainable Development Planner
(206) 684-0806, lynne.barker@seattle.gov

Environmental Home Center Update

The Building Burned, the Business Didn't

After suffering the loss of its showroom, offices and main warehouse in a fire last August, the Environmental Home Center (EHC) has relocated to 4121 1st Ave S, across the street from Daniel Smith in Seattle's SODO district.

While the showroom is under construction, the sales staff is taking phone orders only, which customers pick up at the 4121 warehouse location. In mid-December, EHC will serve customers by appointment only. The showroom will be open to the public at the beginning of January. For specific dates, visit www.environmentalhomecenter.com.

The EHC staff is extremely grateful for the support received from the community, customers, vendors and other stakeholders during this challenging time.

The company is also honored to have received the Sustainable Leadership Award presented last month by CoreNet Global at its Global Summit meeting in San Antonio in conjunction with the International Interior Design Association and the American Institute of Architects.



Congrats to Seattle's Green Building Team!

The City of Seattle's interdepartmental Green Building Team was the Seattle Works! 2004 Award Recipient for Environmental Stewardship. The award was given "for extraordinary efforts on the Green Building Team to increase the green building performance of city capital projects and facilities to balance social, economic, and environmental factors, create a healthier work environment for City employees and enhance the City's reputation as a leader in sustainable building."

For more on Seattle's Green Building Team visit www.seattle.gov/sustainablebuilding/greenteam.htm.

CITY PLANNING

Northgate Mall Development Planning Moves Forward

Nearly 100 Northgate community neighbors and business owners provided valuable feedback on plans for two upcoming projects—expansion of the Northgate Mall and the Coordinated Transportation Investment Plan for the Northgate area—at a Nov. 9 community forum on the North Seattle Community College campus. The forum was convened by the Northgate Stakeholders Group, a broad-based advisory group to the Mayor and City Council.

Additionally, at its working session on Nov. 18, the stakeholders group approved final advice to Simon Properties and the City on conceptual plans to demolish two abandoned buildings and build nearly 100,000 square feet of new stores and restaurants. Pedestrian improvements, new landscaping and transportation issues are major community concerns.

Simon and the City are also looking into the feasibility of using natural drainage methods to improve water quality in the parking lot. These techniques use landscaping and special pavement

materials to allow plants and soils to remove pollutants from stormwater runoff to help protect Thornton Creek.

The stakeholders group is expected to continue its work through 2005, and plans to advise the City on 5th Avenue Northeast pedestrian improvements, and the Thornton Creek Channel and Lorig projects on the south lot.

Regular working sessions of the stakeholders group are open to the public. Its next session will be held Tuesday, Feb. 1, 2005, 4-7 p.m. at North Seattle Community College, Room ED2843A (in the Dr. Peter Ku Education Building).

For more information on the community forum, stakeholder sessions, or planned projects, visit the "Northgate Revitalization" website at www.seattle.gov/dpd/planning/northgate or contact:

Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov

Research Available for Possible Changes to Downtown Height and Density Limits

Two pieces of background research related to proposals for height and density increases in downtown Seattle have just been posted on the DPD website. These reports are part of a study which began in May 2001.

One report, "Effects of Proposed Height and Density Changes on Building Bulk in Seattle's Downtown Office Core" examines the relationship between proposed

height and density increases and the impact on bulk of office towers. It was compiled by DPD's CityDesign staff.

The other report, "Seattle Urban Form Study" by Otak, addresses controls on the bulk of residential towers. The report includes a survey of local developers and others involved in the building industry, a review of regulations on other cities, and

suggested approaches to consider in developing proposals for height increases to encourage residential development in downtown Seattle.

For more information, visit www.seattle.gov/dpd/Planning/Commdev/Downtown or contact:

**Dennis Meier, DPD
Urban Design Planner
(206) 684-8270
dennis.meier@seattle.gov**

Demographic Snapshots

a periodic look at
Seattle's population
& housing changes
from the City
Demographer

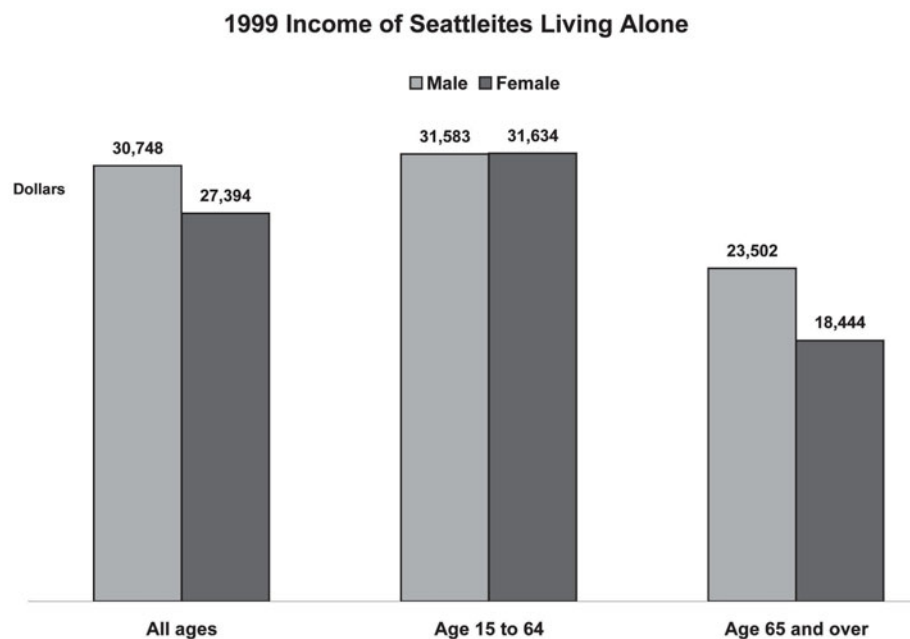
Most Seattleites Living Alone Are Not Affluent

In 2000, two of every five Seattle households were home to just one person—41 percent, or 105,542. About one-fourth of these were seniors age 65 or over.

The last income data for these households was collected by the 2000 census. It found the median 1999 income for people living alone in Seattle was close to \$31,000 for men and almost \$27,400 for women. Older people living alone lived on much less. The median income for senior men was \$23,500 and just under \$18,500 for women.

For more information, visit www.seattle.gov/dpd/demographics or contact:

**Diana Cornelius
City Demographer
(206) 615-0483
diana.cornelius@seattle.gov**



Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF3) sample data.

NOTE: The Census 2000 collected annual income data for 1999.



NEW FEATURE! Starting this month, we're pleased to offer periodic tips on complying with Seattle's many codes, courtesy of DPD's Code Compliance staff, whose daily work fosters safety and quality of life.

Code Compliance staff enforce regulations that govern construction, land use, environmental protection, housing and building maintenance, just cause eviction, tenant relocation due to development activity, vacant buildings standards, vegetation overgrowth, and noise from construction and equipment.

For more information or to report a potential code violation, visit the Code Compliance website at www.seattle.gov/dpd/csc or call (206) 684-7899.

Keeping Rental Units and Tenants Warm and Dry

—A seasonal reminder for rental property owners with residential tenants

Seattle's Housing and Building Maintenance Code (HBMC) contains requirements designed to keep building occupants dry and warm during our usually cold and drizzly winters.

In a building maintained in compliance with code requirements, all components of the building—including foundation, roof, walls and windows—are reasonably weathertight, watertight and damp-free. Exterior wood surfaces are painted, stained, or otherwise protected. The drainage system allows water to drain away from the structure and standing water does not accumulate. These measures not only protect your tenants from wet weather, but also preserve the integrity of your structure and make it less likely that problems such as rot and mold will occur.

In addition to keeping your tenants dry, they must also be kept warm. The standards for heating in the HBMC require a permanent heat source capable of maintaining an average room temperature of at least 65 degrees Fahrenheit when outside temperatures are 24 degrees or above, and at least 58 degrees when the outside temperature is below 24 degrees. The heat source must be permanently installed with an approved power or fuel supply, such as an oil, gas or electric furnace, or permanently installed baseboard or wall heaters. Electric and kerosene space heaters are not legal as a primary heat source in rental housing.

For more information about rental property maintenance requirements, visit DPD's Landlord-Tenant webpage, available at www.seattle.gov/dpd/publications, or call (206) 684-7899.

DPD Receives Grant to Update Seattle's Wetlands Map

DPD has received a grant of \$21,870 from the King County Conservation District to map wetlands within Seattle. This project, in cooperation with the U.S. Fish and Wildlife Service, will update the original National Wetland Inventory maps for the city.

Wetlands provide many valuable functions—such as water quality, flood mitigation and wildlife habitat—but they can be left unprotected if not identified. Many of Seattle's small urban wetlands are being impacted by urbanization because they were not included in the original mapping.

The City of Seattle regulates wetlands as small as 100 square feet; the majority of wetlands found in Seattle tend to be very small (less than 0.5 acres). The wetland mapping project will allow DPD staff to

identify wetlands early in the planning process so they can be protected.

This project is the first phase in the development of an overall wetland management program for the City. It will help to achieve a better understanding of the interactions between urban wetlands and to preserve and protect wetlands, thereby protecting the environment for future generations.

For more information, contact:

Rob Knable, DPD Senior Ecologist
rob.knable@seattle.gov, (206) 733-9817

Miles Mayhew, DPD Land Use Planner
miles.mayhew@seattle.gov, (206) 615-1256

DESIGN REVIEW



"The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,"

– Mayor Gregory J. Nickels

Opportunities to Serve in 2005

The following 12 Design Review Board positions will become vacant in April 2005:

- At-large design professional/architect representative:
Queen Anne/Magnolia Board
Southwest Board
Northeast Board (one-year appt.)
- At-large community representative:
Northeast Board
- At-large community representative:
Capitol Hill/First Hill/Central District
- At-large developer representative:
Downtown Board
- Local business representative:
Northeast Board
Queen Anne/Magnolia Board
- Local residential representative:
Queen Anne/Magnolia Board
Southwest Board
Downtown Board
Capitol Hill/First Hill/Central District

How to Apply

Individuals may apply for one of the above vacancies, or for other positions that may become available from time to time. Interviews will be held in January 2005.

Send a resume and an application form by Dec. 17, 2004, to Tom Iurino at the address below. For a copy of the application form visit www.seattle.gov/dpd/news/20041116a.asp or contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

City Seeks Design Review Board Applicants

Serving on one of Seattle's Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until Dec. 17, 2004, DPD is accepting applications for vacant positions on several of the seven boards.

Design review provides an alternative to prescriptive zoning requirements and foster new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings, twice a month during the evening, to evaluate the design of development projects based upon citywide and neighborhood-specific design guidelines. Projects reviewed include mixed-use developments, multifamily housing, and commercial projects of certain sizes.

Each Design Review Board includes a:

- design professional/architect (at large)
- development representative (at large)
- community interest (at large)
- business community representative (local)
- residential representative (local)

At-large members can reside anywhere in the city. The local business and local residential representative members must be nominated by a business or community organization in the corresponding neighborhood. Board members serve two-year terms, which are renewable for another two years. Members receive no financial compensation.

Applicants should have knowledge of or interest in architecture, urban design and the development process; the ability to listen and communicate effectively at a public meeting; and the ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

All board members must reside within the Seattle city limits. Women, persons with disabilities, sexual minorities, and persons of color are encouraged to apply.

For more information, contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

DPD Coversheets Now Available in CAD

A CAD version of the plan coversheets used for all DPD single family, multifamily, mechanical, commercial and industrial permit applications that require plan review (including all land use permit applications) is now available on the DPD website. Both the CAD version and the PDF version are available online at www.seattle.gov/dpd/publications/forms. Printed copies are available from the DPD Applicant Services Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Client Assistance Memos

NEW: CAM 505, *High Point Impervious Surface Calculation*, which provides specific guidelines for development within the High Point Redevelopment project area.

UPDATED: The following CAMs have been updated to reflect code citations and revisions due to the adoption of the International Building and Residential Codes in Seattle:

- **CAM 303A**, *Common Seattle Residential Code Requirements* (formerly titled "Common Single Family and Duplex Building Code Requirements")
- **CAM 312**, *Decks, Fences and Arbors for Single Family Homes in Seattle*
- **CAM 314**, *Seattle Building Code Requirements for Existing Buildings that Undergo Substantial Alterations*

Additionally, **CAM 316**, *Subject-to-Field-Inspection (STFI) Permits*, has been updated to include further clarification of when a Preapplication Site Visit (PASV) is needed with an STFI.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

Director's Rules

FINAL: DR 5-2004, *Alteration and Repair of Unreinforced Chimneys* (superseding DR 8-2002), and DR 6-2004, *Small Efficiency Dwelling Units* (superseding DR 11-96), both became effective December 1, 2004.

DRAFT: DR 2-2005, *Side Sewer Fee Schedule*, is available for review through December 7, 2004. For more information, please contact Ken Watanabe, (206) 233-7912, ken.watanabe@seattle.gov

Additionally, the following draft DRs are available for review through December 10, 2004:

- DR 2-2004, *Adjustment to the Amount of Relocation Assistance under the Tenant Relocation Assistance Ordinance* (superseding DR 3-2003);
- DR 4-2004, *Adjustment to the Amount of Relocation Assistance under the Housing and Building Maintenance Code*

For more information, please contact Jim Metz, (206) 6847979, jim.metz@seattle.gov

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dpd/notices. To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

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It's easy. Simply send an email to pam.round@seattle.gov saying you want to receive (or switch to) the online Acrobat PDF version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines. When emailing, be sure to include your "snailmail" name and address so we can remove you from our printed mailing list.

HOW TO REACH US AT DPD

Permits

| | |
|---|--------------|
| General Applications (<i>Applicant Svcs Ctr</i>)..... | 206-684-8850 |
| Design Review Program..... | 233-3823 |
| Drainage & Sewer Review (<i>incl side sewer</i>)..... | 684-5362 |
| Land Use Reviewers (<i>see note below</i> *)..... | n/a* |
| Master Use Permits..... | 684-8467 |
| Plans Routing..... | 684-8169 |
| Over-the-Counter (OTC) Permits..... | 684-8464 |
| Plumbing & Gas Piping Permits..... | 684-5198 |
| Sign Permits..... | 684-8419 |

Inspections

| | |
|---|----------|
| Inspection Requests: General..... | 684-8900 |
| Inspectors: General..... | 684-8950 |
| Site/erosion control (<i>includes pre-construction</i> <i>conferences & first ground disturbance</i>)..... | 684-8860 |

Planning

| | |
|---------------------------------------|----------|
| CityDesign (urban design office)..... | 615-1349 |
| Comprehensive Planning..... | 233-0079 |
| Land Use Policy..... | 684-8880 |
| Seattle Design Commission..... | 615-1349 |
| Seattle Planning Commission..... | 684-0433 |

Administration

| | |
|-----------------------------|-------------------------------------|
| Office of the Director..... | 684-8899 |
| Community Relations..... | 233-3891 |
| Accounting..... | 684-7716 Billing..... 684-4175 |

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

| | |
|--|----------|
| General Department Information..... | 684-8600 |
| Applicant Services Center (ASC)..... | 684-8850 |
| <i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i> | |
| Census Data (<i>population & demographics</i>)..... | 615-0483 |
| Code Compliance (<i>enforcement info</i>)..... | 615-0808 |
| Events & Classes..... | 684-8443 |
| GIS Maps & Services..... | 684-0965 |
| Licensing & Testing (<i>gas piping, steam eng, refriger</i>).. | 684-5174 |
| Media Relations..... | 233-3891 |
| Microfilm Library..... | 233-5180 |
| <i>Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm</i> | |
| Property Owner/Tenant Assistance..... | 684-7899 |
| Public Resource Center (PRC)..... | 684-8467 |
| <i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i> | |
| Publications..... | 684-8467 |
| Site Development..... | 684-8860 |
| Sustainable Building..... | 684-0806 |
| Tech Support: Building Code (<i>1-4:15pm</i>)..... | 684-4630 |
| Tech Support: Electrical Code (<i>see ASC hours</i>)..... | 684-5383 |
| Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)..... | 684-7846 |
| Zoning Info (<i>general, not site-specific</i> *)..... | 684-8467 |
| Zoning Info (<i>site-specific Single Family</i> *)..... | 684-8850 |

* Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

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